



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 16, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Pastor David Clanton of The Grove Church

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. **Regular Meeting Minutes:** May 19, 2026

REPORTS

3. **Mayor's Report:** Thomas J. Hamilton, Jr.
4. **Administrator's Report:** Jeffrey V. Lord

NEW BUSINESS

5. **First Reading:** An Ordinance to amend the Town of Moncks Corner Code of Ordinances to establish regulations for the safe operation of Electric Bicycles (E-Bikes) and Electric Scooter (E-Scooters).
6. **First Reading:** Consider an Zoning Map Amendment (ZA-26-05) request for two (2) parcels (143-05-00-015 & -068) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned General Commercial (C-2).

OLD BUSINESS

7. **Old Business:** There is no old business to be brought before Council.

PUBLIC INPUT - Public Input will be limited to 3 minutes per individual

EXECUTIVE SESSION - Council may take action regarding matters discussed

8. **Discussion:** Negotiations for the purchase of properties related to economic development and infrastructure improvements.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 19, 2026 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of the Town Council was called to order by Mayor Thomas J. Hamilton, Jr. at 6:00 p.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member Leroy S. Dingle, Jr.
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

James E. Brogdon, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director
R. Logan Faulkner, Public Service Director
James C. Jackson, III, Fire Chief
Gary Deeg, Police Lieutenant
Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

Absent:

Antwan L. Richardson, Police Chief

INVOCATION

Invocation was delivered by Reverend Tim Cook of Wassamassaw Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member James Law, Jr.

SPECIAL PRESENTATIONS

1. **FY 2025 Audit Presentation:** The Baird Group, LLC

Jason Lawhorn, Partner of The Baird Group, LLC. presented the Town's FY 2025 Comprehensive Financial Report. He reported that the Town received an unmodified clean opinion. He thanked Finance Director Justine Lovell and staff for their assistance in completing the audit.

Mayor Hamilton and Council expressed their appreciation to Administrator Lord, Finance Director Lovell, and the Department Heads for their dedicated work and responsible stewardship of the Town's financial health.

PRESENTATIONS

2. **Awards Presentation:** Police Department – This item was deferred to the June 16, 2026, meeting of Council.

APPROVAL OF MINUTES

3. **Regular Meeting Minutes:** April 21, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of April 21, 2026. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

REPORTS

4. **Mayor's Report:** Thomas J. Hamilton, Jr.

Mayor Hamilton reported the following:

April 22 – He attended Rec Softball Night at BHS, approximately 50 girls participated. It was a wonderful evening for everyone involved. He supplied hot dogs and drinks for all attendees.

April 22 – He attended the public comment session for the SS4A Safety Action Plan traffic study.

April 23 – He attended a ceremony honoring Mr. Bobby Helmly for his 75th year as a member of the American Legion.

April 23 – He participated in our first-ever Autism Awareness Day: "Light It Up Blue." This was a well-attended and meaningful event. He thanked Chief Jackson for bringing this idea forward.

April 26 – He visited the Youth State Bowling Tournament at Swamp Fox Lanes, where hundreds of youth bowlers from across the state competed over three weekends.

April 29 – He along with Susan Gilmore judged the student art show at Bonner Elementary. He awarded special paint-brush ink pens to the winners.

May 1 – He was invited to the Unified Prom at Berkeley Middle School. They had a great time celebrating with the students.

May 2 – He attended the Police Department Promotion Ceremony.

May 3 – He stopped by the Scouting America Luncheon at Wampee and donated several 1940s scouting items.

May 8 – He attended the ribbon cutting for Salt and Light Collective. Council Members Dennis, Lloyd, and Dingle, along with many staff members, were also present.

May 9 – He attended the BHS Ladies Basketball Celebration.

May 9 – He visited the recreation fields to speak with fans attending the travel-ball tournament.

May 12 – He attended a luncheon at the Fire Department in remembrance of Firefighter Drew Kelly.

May 14 – He spoke at Leadership Berkeley at Santee Canal Park, sharing updates on several exciting developments in the Town of Moncks Corner.

May 14 – He attended the 75th Anniversary Celebration of the Town and Village Garden Club and presented a proclamation to the group.

May 15 – He attended the Law Enforcement Appreciation Luncheon hosted by MCPD. It was a great time of fellowship and an opportunity to express our gratitude.

May 16 – He attended the Victory Missions Car Show.

May 16 – He stopped by the travel-ball tournament again to greet fans.

May 18 – He spoke at the Scouts America meeting in Pinopolis.

Upcoming Events

- **Art in the Park** — *Friday, June 5 at Unity Park, 6:00 – 8:00 p.m.*
- **Street Dance – Featuring The Custom Four & Friends** — *Friday, July 3rd at Unity Park, 7:00–9:00 p.m.*
- **Independence Day Celebration** — *Saturday, July 4 at the Event Field at the Moncks Corner Regional Recreation Complex at 6:00–10:00 p.m.* Featuring live performances by Vinyl Daze and Randall Fowler.
- **Halloween Festival** — *Wednesday, October 28 on Main Street & Unity Park, 5:30–8:00 p.m.*
- **Fall Pickin' in the Corner** — *Saturday, November 14 on Main Street, 10:00 a.m.–3:00 p.m.*
- **3rd Annual Tree Lighting** — *Friday, December 4 at Unity Park, 5:00–8:00 p.m.*

- **Nighttime Christmas Parade** — Saturday, December 5 on Main Street beginning at 6:00 p.m.

5. Administrator's Report: Jeffrey V. Lord

Introduction: Fire Chief Jackson introduced new Fire Fighter Noah Nobles. He comes to the Town from St. Stephen Fire Department and the Army National Guard.

Administrator Lord reported the following:

- **Winter Street Bridge Project:** The Winter Street Bridge Project is under construction. He anticipates the project to be done by August. His goal is to apply for another grant in September.
- **Main Street Striping Project:** The Main Street Striping Project has hit a major roadblock. They currently are working with the SCDOT to try to resolve the issues.
- **Opportunity Zone Program:** This program is a federal taxing incentive program created in 2018 designed to encourage economic development in designated low income urban and rural communities. There are two designated census tracts in Moncks Corner that qualify. Both are located on Main Street on the East and West sides of 17-A. Staff are preparing to submit for both these projects through the SC Department of Commerce for consideration. The Governor is the ultimate decider, and he can only choose 25% of the eligible tracts.
- **FY 2027 Budget:** The first draft of the FY 2027 Budget is nearly complete. Staff will reach out to Council soon to plan a budget workshop.

NEW BUSINESS

6. Consideration: SS4A Safety Action Plan (FINAL)

Stewart Day of Stantec Consulting Services presented Council with an overview of the SS4A Safety Action Plan, underscoring the Town's commitment to the long-term objective of eliminating traffic-related fatalities and serious injuries. He further stated that all future transportation projects and infrastructure improvements will be assessed for consistency with the Safety Action Plan. Administrator Lord expressed appreciation to Stantec for their diligent efforts and for successfully meeting the Town's project timeline.

Resolution No. 2026-03 – A Resolution Adopting the Safe Streets and Roads for all (SS4A) Safety Action Plan for the Town of Moncks Corner.

Motion was made by Council Member Law to adopt the SS4A Safety Action Plan and to authorize the Town Administrator, or their designee, to represent the Town in all matters related to the implementation of the Plan, including the submission of grant applications and coordination with regional partners, for a term consistent with the projects lifecycle. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

7. Consideration: Bids to Construct Dr. William H. Lacey Memorial Park

Administrator Lord reported that the Town solicited sealed bids for the construction of Dr. William H. Lacey Memorial Park. A total of seven (7) bids were received and evaluated for responsiveness and compliance with the bid requirements. Four bids were determined to be responsive, and three bids were determined to be non-responsive due to failure to acknowledge addenda or missing required bid documentation.

Wood+Partners, Inc., the project design consultant, reviewed all responsive bids and determined that MPS Construction submitted the lowest responsive and responsible bid in the amount of \$2,200,465, which includes the base bid and Alternate No. 1 for vehicular parking spaces. The consultant's evaluation confirmed that the bid complied with all procurement requirements, including the required bid security, and contained no material irregularities or qualifications.

The project has a total budget of \$2,000,000 currently appropriated. The contract amount exceeds the current fiscal year budget by \$200,465; however, the project expense will be split between two fiscal years, allowing the remaining balance to be incorporated into the FY 2026-2027 budget.

Staff recommend approval of MPS Construction as low bidder in the amount of \$2,200,465 and authorize staff to approve change orders that reduce the cost of the project or do not increase the project more than 10%.

Motion was made by Council Member Law to approve MPS Construction as low bidder in the amount of \$2,200,465 and to authorize staff to approve change orders that reduce the cost of the project or do not increase the project more than 10%. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

8. First Reading: Consider an Zoning Map Amendment (ZA-26-04) request for a parcel (142-12-03-020) totaling ~0.37 acres, located at 417 Altman Street. The parcel is requesting to be zoned Office & Institutional (C-1).

Community Development Director Westbrook provided a brief overview of the project. He noted, for transparency, that the applicant currently intends to use the property for a small sit-down restaurant and a commissary kitchen for a caterer. He further explained that, if approved, the Office and Institutional (C-1) zoning district would allow a broader range of by-right commercial uses than those permitted in the Transitional District (TD). Staff and the Planning Commission recommended approval based on the request's compatibility with the Mixed-Use Overlay designation in the Future Land Use Map and its clear alignment with goals and implementation strategies of the 2024 Comprehensive Plan. Additionally, the transitioning commercial character of Altman Street supports Staff's recommendation.

Motion to approve was made by Mayor Pro-Tem Dennis. Motion was seconded by Council Member Law.

Discussion: Council Member Law expressed concerns of access, parking, traffic and the variety of by-right commercial uses once the property is re-zoned.

Motion was approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

OLD BUSINESS

- 9. Old Business:** There was no old business to be brought before Council.

PUBLIC INPUT:

Paul Graff of 250 High Hill Drive expressed concerns about chickens, ducks and roosters being kept on the property adjacent to his residence. He noted that he has lived in Moncks Corner for more than 30 years. The smell and noise are unbearable, and the animals have destroyed his backyard. He requested the Town's assistance in resolving the issue. Community Development Director Westbrook reported that he inspected the site, and it may be deemed a nuisance. Mayor Hamilton assured Mr. Graff that the Town would follow up on the matter.

EXECUTIVE SESSION:

- 10.** Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:

- Contractual negotiations related to the Downtown Revitalization Project.
- Negotiations for the purchase of property related to economic development and infrastructure improvements.

Motion was seconded by Council Member Lloyd and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Mayor Pro-Tem Dennis to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Law and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Mayor Hamilton announced that there was no action taken during executive session.

ADJOURNMENT

Motion was made by Council Member Law and seconded Council Member Sweatman to adjourn the regular meeting of Council. Motion was approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Lloyd, Council Member Law, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 7:39 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Channel 4, Channel 2, and The News Journal Scene. The agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

June 16, 2026
DATE

AN ORDINANCE TO AMEND THE TOWN OF MONCKS CORNER CODE OF ORDINANCES TO ESTABLISH REGULATIONS FOR THE SAFE OPERATION OF ELECTRIC BICYCLES (E-BIKES) AND ELECTRIC SCOOTERS (E-SCOOTERS)

WHEREAS, the Town of Moncks Corner recognizes the growing use of electric bicycles ("E-Bikes") and electric scooters ("E-Scooters") as forms of transportation and recreation; and

WHEREAS, the Town desires to promote the safe and responsible operation of such devices on public roadways, pathways, and rights-of-way; and

WHEREAS, the Town Council finds it necessary to adopt regulations to protect public safety, reduce conflicts with pedestrians and motorists, and preserve the general welfare of residents and visitors;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MONCKS CORNER, SOUTH CAROLINA:

Section 1. – Purpose. - Adoption of E-Bike and E-Scooter Safety Ordinance

The following section is hereby added to the Town Code.

CHAPTER 34. Traffic and Vehicles

ARTICLE XI. - OPERATION OF BICYCLES AND MOTORCYCLES

Sec. 34-528 REGULATIONS FOR ELECTRIC BICYCLES (E-BIKES) AND ELECTRIC SCOOTERS (E-SCOOTERS)

Definitions.

For purposes of this Ordinance:

- 1. **E-Bike (Electric Bicycle)** means a bicycle equipped with fully operable pedals and an electric motor of no more than 750 watts, as defined under South Carolina law.
- 2. **E-Scooter (Electric Scooter)** means a stand-up or seated electric-powered scooter designed for personal transportation.
- 3. **Operator** means any person who rides, controls, or is in actual physical control of an E-Bike or E-Scooter.
- 4. **Public Pathway** includes multi-use paths, trails, parks, and pedestrian rights-of-way maintained by the Town.

Rights and Duties of Persons Operating E-Bikes.

(A) Every person operating an E-Bike upon a roadway shall be granted all rights and shall be subject to all duties applicable to the driver of a motor vehicle under the laws of the State of South Carolina and the traffic regulations of the Town of Moncks Corner, unless otherwise provided in this subchapter.

(B) Operators must comply with all official traffic-control devices and signals.

Limitations as to Operation, Speed, Riding Position, and Number of Riders.

- 1) It shall be unlawful for any person on an e-scooter or other similar device to:
 - A) Go on any roadway designed for vehicular traffic with a posted speed of more than thirty (30) miles per hour except while crossing a street at a crosswalk.
 - B) Operate in a reckless manner on either public or private property. Persons operating these devices on a multi-use path shall exercise due care for the safety of others using the multi-use path and yield the right of way to pedestrians.

- C) Operate these devices in a manner that causes damage to public or private property.
- D) Operate these devices carrying more than the number of persons it is designed and equipped to carry.
- E) Operate at a speed faster than twenty-five (25) miles per hour.
- F) Operate while holding or supporting a mobile electronic device with any part of the body, while reading, composing, or transmitting any text, included but not limited to a text message, email, application interaction, or website information, to include watching a video, movie, or video call, or while otherwise engaged in an activity that is not necessary to the operation of the device, and impairs or is reasonable expected to impair the ability of the person to safely operate the device.

Required Equipment for E-Bikes.

(A) **Helmet Requirement.** No person under the age of **sixteen (16)** shall operate or ride an E-Bike unless wearing a properly fitted and fastened protective bicycle helmet.

(B) **Brakes.** Every E-Bike must be equipped with a brake that enables the operator to cause the braked wheels to skid on dry, level, clean pavement.

(C) Lighting Requirements at Night.

When in use during nighttime hours, an E-Bike must be equipped with:

1. A front lamp emitting a white light visible from at least **500 feet** to the front; and
2. A rear red light visible from **50 to 300 feet** to the rear when illuminated by the lawful upper beams of a motor vehicle.

Riding E-Bikes on Sidewalks.

(A) It shall be unlawful for any person to ride or operate an E-Bike upon any sidewalk within the Town of Moncks Corner.

(B) This restriction does not apply to designated multi-use paths constructed to accommodate bicycles or E-Bikes (Hiker/Biker Trails).

Enforcement and Penalties.

(A) Penalty, see Sec. 1-9

(B) Law enforcement officers may seize E-Devices used in violation of this section until the court orders the device returned or forfeited to the Town. Repeat or egregious violations may result in confiscation of the device until a parent or legal guardian retrieves it (for operators under 18), or until fines are paid.

MODIFICATION OF E-BIKES EQUIPMENT TO INCREASE HORSEPOWER OR SPEED.

Any E-Bike that exceeds 750 watts or one horsepower and produces speeds in excess of 25 miles an hour shall be deemed a moped under this chapter and shall be subject to all regulations applicable to mopeds.

Section 2. – Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is declared invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

Section 3. – Effective Date

This Ordinance shall take effect immediately upon final reading and approval by the Mayor and Town Council.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, duly assembled and that the Code of Ordinances of the Town of Moncks Corner, South Carolina, is hereby amended and that all ordinances and provisions that conflict herewith are repealed, and if any sentence, clause, phrase or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall be effective on the date of final reading.

DONE IN COUNCIL ASSEMBLED this 21st day of July, 2026.

FIRST READING: June 16, 2026
SECOND READING AND PUBLIC HEARING: July 21, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

AN ORDINANCE TO RE-CLASSIFY 2.03 ACRES OF REAL PROPERTY LOCATED ADJACENT TO REMBERT C. DENNIS BOULEVARD AND FENNICK DRIVE, IDENTIFIED AS TMS # 143-05-00-015 AND 143-05-00-068, FROM R-2, SINGLE FAMILY RESIDENTIAL TO C-2, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 143-05-00-015 and 143-05-00-068 to subsequently re-classify portions of the property from R-2, Single Family Residential to C-2, General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to C-2, General Commercial and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of July, 2026, that the property herein described is hereby zoned General Commercial (C-2); and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 21st day of July, 2026.

FIRST READING: June 16, 2026

SECOND READING & PUBLID HEARING: July 21, 2026

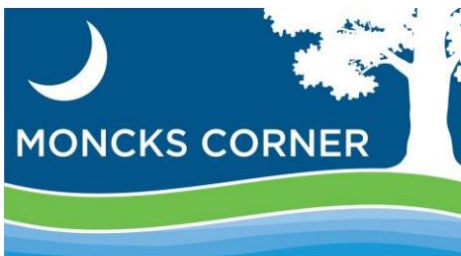
Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

*The Lowcountry's Hometown*

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscorner.sc.gov

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-05) – Cumbie

DATE: June 16, 2026

Background: The applicant, Dana Cumbie, has applied for a Zoning Map Amendment (ZA-26-05) for two (2) parcels (TMS # 143-05-00-068; -015). The applicant is seeking the parcel to be zoned from **Single-Family Residential (R-2)** to **General Commercial (C-2)**.

Existing Zoning: The subject parcel is currently in the **Single-Family Residential (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended as:

"...accommodate single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto."

Adjacent Zoning		Adjacent Land Use
North	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
		Single-Family Detached Dwelling
South	C-2	Undeveloped
East	C-1	Vacant Commercial Structure
	C-2	Undeveloped
West	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling

Existing Site Conditions: The subject parcels comprise of approximately 2.032 acres (~88,513 square feet), which appears to be undeveloped. The subject parcels front two (2) streets. The parcel has approximately 88-feet of road frontage along George Street, and an additional 175-feet of frontage along Rembert C Dennis Boulevard.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **General Commercial (C-2)** Zoning District. Per the Town’s Zoning Ordinance, the **General Commercial (C-2)** Zoning District is intended to:

“accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.”

Staff is generally in support of increasing commercially zoned land along a portion of a corridor that predominately contains high and low intensity commercial parcels. The subject parcel is immediately adjacent to multiple parcels holding a commercial zoning designation. The subject parcel’s proximity to at least three (3) commercial properties and the ongoing commercial creep along the identified portion of the Rembert C Dennis corridor may lend credence to the applicant’s request.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town’s Zoning Ordinance, by-right use types include professional offices (i.e. Doctor, Attorney, Real Estate, etc.), Hotels, Veterinary Services, fuel dealers, and restaurants. If the requested zoning district is approved, any use listed within the Town’s Zoning Ordinance for the **C-2** zoning designation will be permissible by-right on the subject parcel, with no additional board or commission review.

Density: The subject parcel consists of approximately 2.032 acres. Per the Zoning Ordinance, the maximum lot coverage for **General Commercial (C-2)** zoning district is 60%. At this time, Staff understands the subject-parcels to be undeveloped.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the property after the zoning has been amended to **General Commercial (C-2)**, Staff reserves our right to require a TIA prior to the establishment of any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Per the National Wetlands Inventory map, much of the subject parcels are within delineated wetlands. If the zoning has been amended to **General Commercial (C-2)**, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments..”

The requested zoning district does not appear to be congruent with this designation of the Future Land Use Map as the **General Commercial (C-2)** zoning district would permit a large variety of commercial use types by-right which the “Town Character Residential” designation does not promote as seen in the definition above.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies are in conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation allowing the **General Commercial (C-2)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, as the “Town Character Residential” designation exclusively promotes residential use types. On the contrary, the existing commercial nature of parcel’s fronting Rembert C Dennis Boulevard within the identified portion of the corridor supports the request. The inclusion of one (1) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, the current zoning and proposed zoning impacts to the surrounding neighborhood, Staff recommends the Town Council approves the proposal for the requested **General Commercial (C-2)** zoning designation for the subject parcels. Staff’s recommendation is due to the request’s recognizable alignment with one of the goals & implementation strategies 2024 Comprehensive Plan, and existing commercial character of the this portion of the Rembert C Dennis corridor.

Planning Commission Recommendation: The Planning Commission heard the request at their May 26 meeting. The Commission voted (7-0) to recommend APPROVAL of the requested **General Commercial (C-2)** zoning district.

*Attachments: SIGNED - Application (Cumbie)(20260409)
 Location Maps (Aerial, Zoning, Future Land Use Map)*

Zoning Map Amendment (ZA-26-05)

Item 6.



GEORGE ST

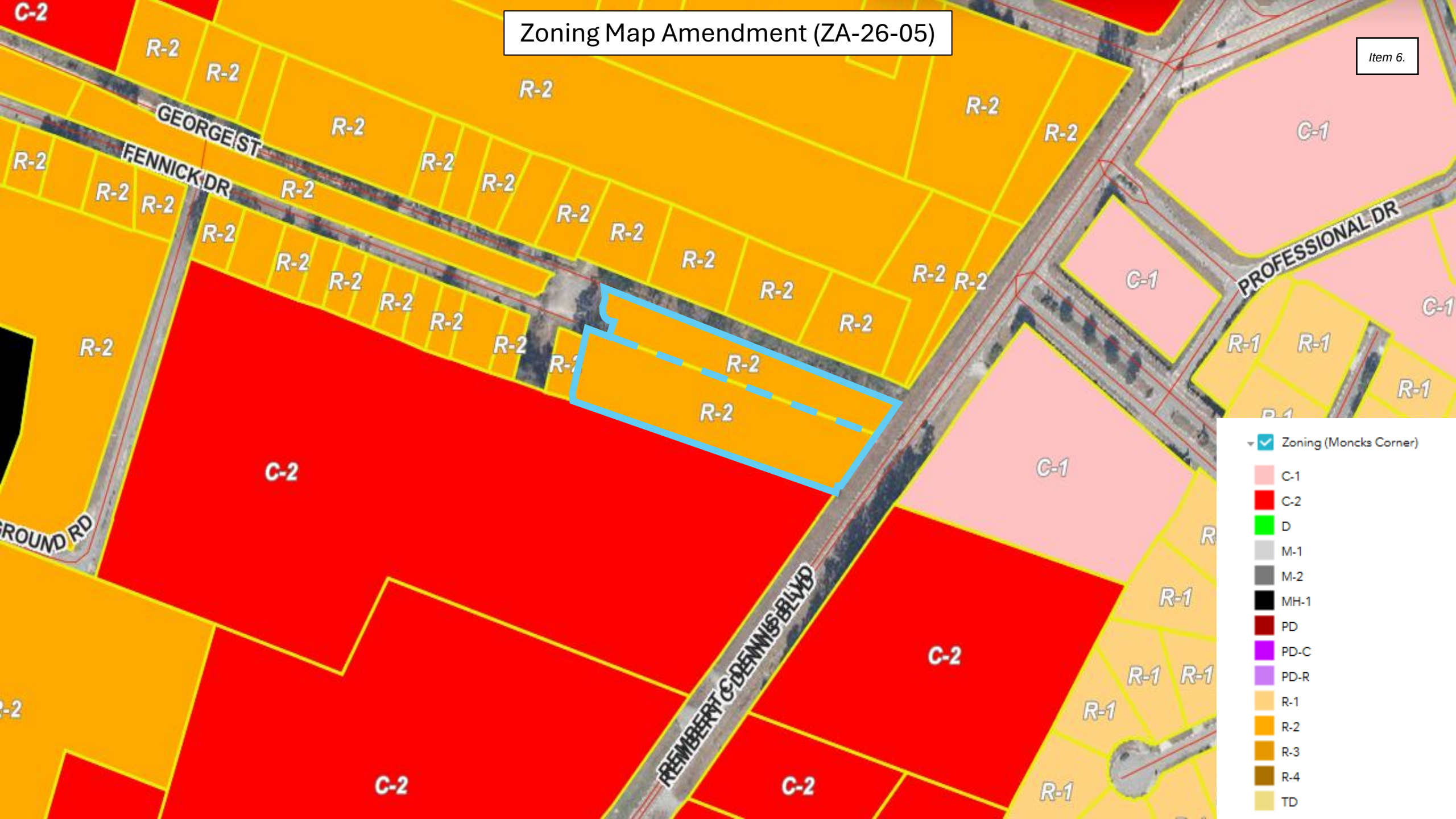
FENNICK DR

GROUND RD

BERT C DENNIS BLVD

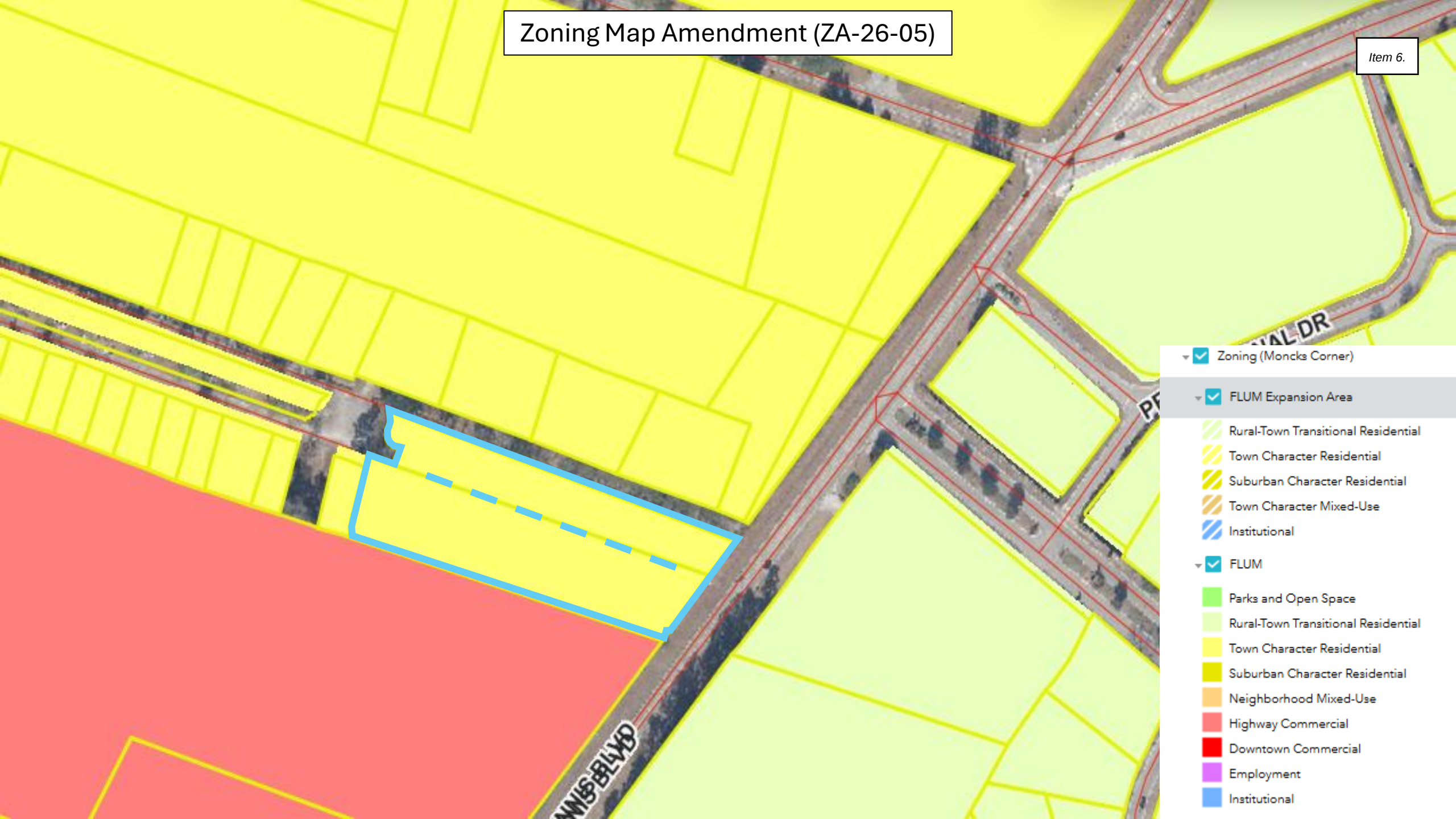
Zoning Map Amendment (ZA-26-05)

Item 6.



Zoning Map Amendment (ZA-26-05)

Item 6.



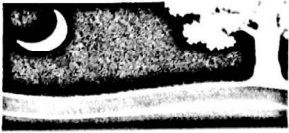
☑ Zoning (Moncks Corner)

☑ FLUM Expansion Area

- ▨ Rural-Town Transitional Residential
- ▨ Town Character Residential
- ▨ Suburban Character Residential
- ▨ Town Character Mixed-Use
- ▨ Institutional

☑ FLUM

- ▨ Parks and Open Space
- ▨ Rural-Town Transitional Residential
- ▨ Town Character Residential
- ▨ Suburban Character Residential
- ▨ Neighborhood Mixed-Use
- ▨ Highway Commercial
- ▨ Downtown Commercial
- ▨ Employment
- ▨ Institutional



REZONING APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hamelown

Applicant Information

Name: Dana Cumbie Address: 783 Olde Central Way, Mt Pleasant SC 29464

Phone: 843-729-5393 E-Mail: _____

Property Owner Information (If Different)

Name: JohnCo L.P. Address: _____

Phone: 8437295393 E-Mail: _____

TMS #: 143-05-00-068 & 143-05-00-015 Address: _____

Current Zoning: R2 Requested Zoning: C2

Current Use of Property: Vacant

Proposed Use of Property: Commercial

Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

No

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: Dana T Cumbie Date: 4-9-26

Applicant's Signature: _____ Date: _____

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

2019016938

PRESENTED & RECORDED:

05-21-2019 04:15:36 PM

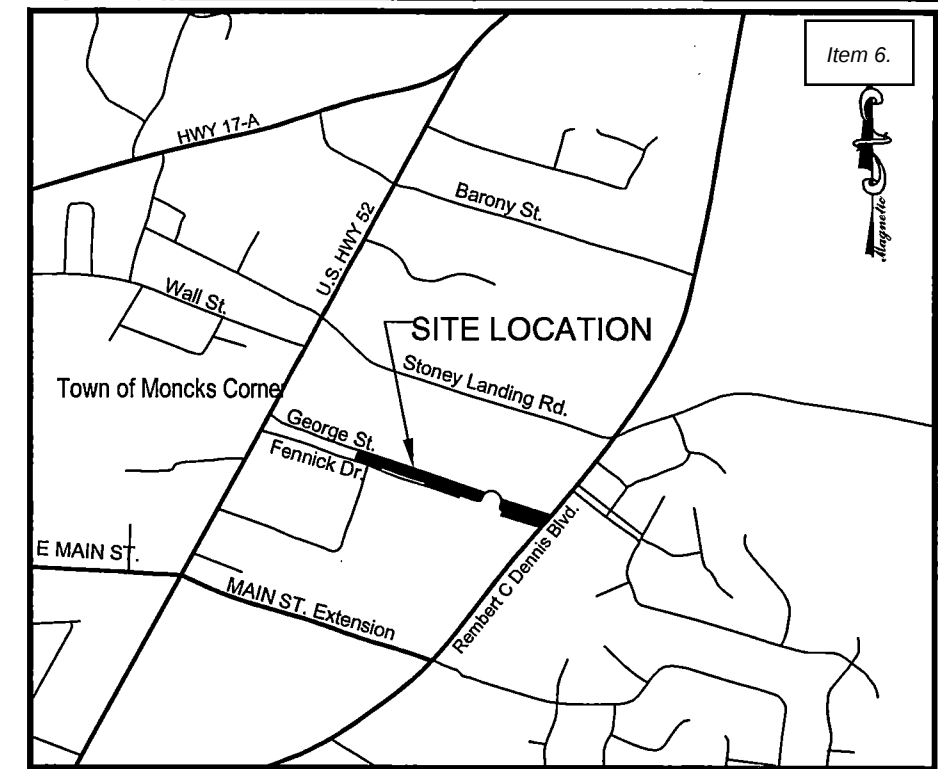
CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

SUBDIVISION PLAT OF 1.935 ACRES
BEING TMS# 143-05-00-016
OWNED BY JOHNCO LP
SUBDIVIDED INTO TRACT "A" BEING 1.053 ACRES
& TRACT "B" BEING 0.882 ACRES
PROPERTY LOCATED IN TOWN OF MONCK'S CORNER
BERKELEY COUNTY, SOUTH CAROLINA.
DATED: MARCH 25th, 2019
SCALE 1" = 100'
REVISED: MAY 15th, 2019

PLAT APPROVED
FOR RECORDING

DATE 5/17/2019 PLANNING DIRECTOR
TOWN OF MONCK'S CORNER

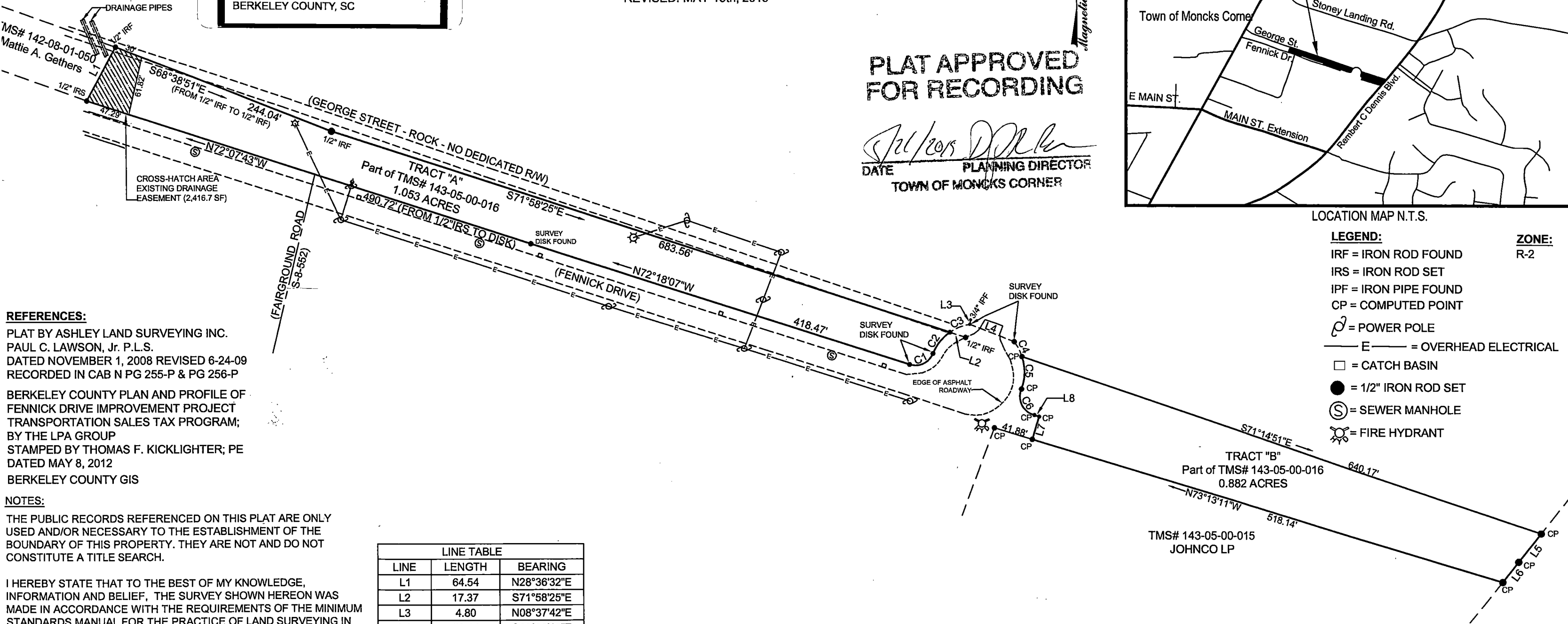


LOCATION MAP N.T.S.

LEGEND:

- IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
⊙ = POWER POLE
— E — = OVERHEAD ELECTRICAL
□ = CATCH BASIN
● = 1/2" IRON ROD SET
⊙ = SEWER MANHOLE
⊙ = FIRE HYDRANT

ZONE:
R-2



REFERENCES:
PLAT BY ASHLEY LAND SURVEYING INC.
PAUL C. LAWSON, Jr. P.L.S.
DATED NOVEMBER 1, 2008 REVISED 6-24-09
RECORDED IN CAB N PG 255-P & PG 256-P

BERKELEY COUNTY PLAN AND PROFILE OF
FENNICK DRIVE IMPROVEMENT PROJECT
TRANSPORTATION SALES TAX PROGRAM;
BY THE LPA GROUP
STAMPED BY THOMAS F. KICKLIGHTER; PE
DATED MAY 8, 2012
BERKELEY COUNTY GIS

NOTES:
THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY
USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE
BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT
CONSTITUTE A TITLE SEARCH.

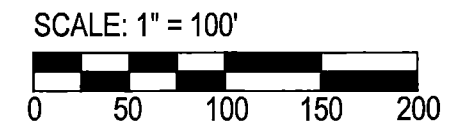
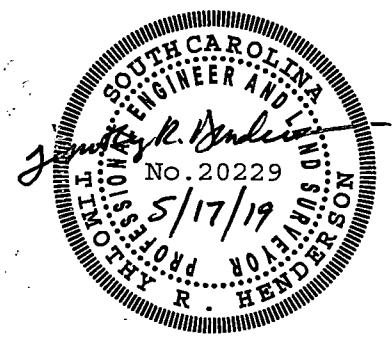
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE
NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN
SHOWN.

IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR
NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEER'S
"JURISDICTIONAL WETLANDS".

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD
INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD
ZONE. FLOOD MAP 45015C0405E, COMMUNITY 450031 0405 E DATE:
DECEMBER 7, 2018. ZONE X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.54	N28°36'32"E
L2	17.37	S71°58'25"E
L3	4.80	N08°37'42"E
L4	50.14	S68°38'15"E
L5	37.88	S38°12'59"W
L6	26.86	S38°12'59"W
L7	25.00	N16°46'46"E
L8	5.25	N73°12'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA ANGLE
C1	29.97	20.00	27.24	N64°49'24"E	18.60	85°50'49"
C2	29.12	50.00	28.71	S38°24'20"W	14.98	33°21'54"
C3	22.91	50.00	22.71	S68°12'59"W	11.66	26°15'23"
C4	17.74	50.00	17.65	S27°15'30"E	8.96	20°19'34"
C5	35.44	50.00	34.20	N00°49'01"E	18.50	40°36'47"
C6	34.22	20.00	30.51	N26°21'27"W	17.44	82°09'52"



Timothy R. Henderson
TIMOTHY R. HENDERSON, P.E. & P.L.S. No. 20229
1202 Eagle Landing Blvd. Mobile: (843) 696-9605
Hanahan, SC 29410 Email: hendersontr@gmail.com